143.0	0003	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,100 /	780,100
					USE VALUE:	780,100 /	780,100
					ASSESSED:	780,100 /	780,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOMES LARRY E/ETAL
Owner 2:	BACKMAN ELAINE V
Owner 3:	
Street 1:	41 COOLIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,971 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Shingle Exterior and 1510 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6971.000	276,800		503,300	780,100
Total Card	0.160	276,800		503,300	780,100
Total Parcel	0.160	276,800		503,300	780,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.62 | /Parcel: 516.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	92580
GIS Ref	
GIS Ref	
Insp Date	04/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,500	0	6,971.	503,300	743,800	743,800	Year End Roll	12/18/2019
2019	101	FV	215,300	0	6,971.	471,800	687,100	687,100	Year End Roll	1/3/2019
2018	101	FV	215,300	0	6,971.	390,100	605,400	605,400	Year End Roll	12/20/2017
2017	101	FV	215,300	0	6,971.	358,600	573,900	573,900	Year End Roll	1/3/2017
2016	101	FV	215,300	0	6,971.	327,100	542,400	542,400	Year End	1/4/2016
2015	101	FV	190,300	0	6,971.	320,900	511,200	511,200	Year End Roll	12/11/2014
2014	101	FV	190,300	0	6,971.	298,200	488,500	488,500	Year End Roll	12/16/2013
2013	101	FV	190,300	0	6,971.	283,700	474,000	474,000		12/13/2012

!11088!

PRINT

Date	Time
12/11/20	01:17:48

LAST REV

Date	Time
06/25/20	09:26:14
danam	
11088	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUILD ARTHUR/ET	25986-35		1/22/1996		186,000	No	No		A

USER DEFINED

Prior Id # 1:	92580
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2018	1848	Addition	106,000	O				16x5 add+add bath+
6/10/2004	482	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2020	Permit Visit	DGM	D Mann
4/24/2018	Meas/Inspect	BS	Barbara S
11/10/2008	Meas/Inspect	163	PATRIOT
11/15/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6971		Sq. Ft.	Site		0	80.	0.90	9									503,306						503,300	

Total AC/HA:	0.16003	Total SF/SM:	6971	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	503,306	Spl Credit		Total:	503,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34056234
Const Adj.:	0.98990101
Adj $ / SQ:	165.878
Other Features:	78750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	376113
Depreciation:	99294
Depreciated Total:	276819

COMMENTS

BK:21296 PG:218/95 PROBATE-4469EP
643-3247.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	3	
Totals			
0			

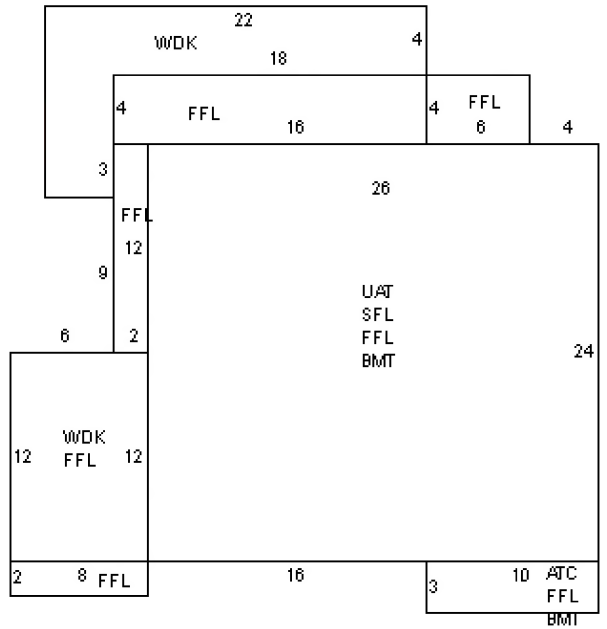
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.88
Special Features:	0	Val/Su Net:	108.85
Final Total:	276800	Val/Su SzAd	182.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	886	165.880	146,968
BMT	Basement	654	49.760	32,545
SFL	Second Floor	624	165.880	103,508
WDK	Deck	212	10.610	2,249
UAT	Upper Attic	156	66.350	10,351
ATC	Attic	11	165.880	1,742

Net Sketched Area:	2,543			Total:	297,363
Size Ad	1520.5	Gross Are	3030	FinArea	1510

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	